024.0	0005	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	994,700	/	994,700
USE VALUE:	994,700	/	994,700
ASSESSED:	994,700	/	994,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		COTTAGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMPSON ANNE KINSELLA
Owner 2:	THOMPSON PHILIP R
Owner 3:	
Street 1:	14 COTTAGE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Copm. Clap Exterior and 2267 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	562,700		432,000	994,700
Total Card	0.092	562,700		432,000	994,700
Total Parcel	0.092	562,700		432,000	994,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.77 | /Parcel: 438.7

Legal Description

User Acct

16057

GIS Ref

GIS Ref

Insp Date

04/08/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 024.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	563,000	0	4,000.	432,000	995,000	995,000	Year End Roll	12/18/2019
2019	101	FV	441,900	0	4,000.	459,000	900,900	900,900	Year End Roll	1/3/2019
2018	101	FV	441,900	0	4,000.	334,800	776,700	776,700	Year End Roll	12/20/2017
2017	101	FV	441,900	0	4,000.	291,600	733,500	733,500	Year End Roll	1/3/2017
2016	101	FV	441,900	0	4,000.	248,400	690,300	690,300	Year End	1/4/2016
2015	101	FV	439,100	0	4,000.	243,000	682,100	682,100	Year End Roll	12/11/2014
2014	101	FV	376,500	0	4,000.	199,800	576,300	576,300	Year End Roll	12/16/2013
2013	101	FV	376,500	0	4,000.	190,100	566,600	566,600		12/13/2012

!1991!

PRINT

Date	Time
12/10/20	17:31:11

LAST REV

Date	Time
01/09/19	11:00:56

apro

1991

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYNCH RUTH	27187-488		4/4/1997		100,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2016	528	Solar Pa	7,480	O				solar array
9/20/2007	834	New Buil	250,000	C		G10	GR FY10	NEW SF COLONIAL
8/24/2007	741	Demoliti	15,000					demo of house

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/2014	Meas/Inspect	PC	PHIL C
3/24/2009	Meas/Inspect	372	PATRIOT
9/11/2008	External Ins	BR	B Rossignol
3/12/2008	Inspected	BR	B Rossignol
11/5/1999	Inspected	256	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	16057
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	4.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04771221
Const Adj.:	0.97990203
Adj $ / SQ:	128.332
Other Features:	94995
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	586187
Depreciation:	23447
Depreciated Total:	562740

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6		BRs:	3		Baths:	1		HB	1	

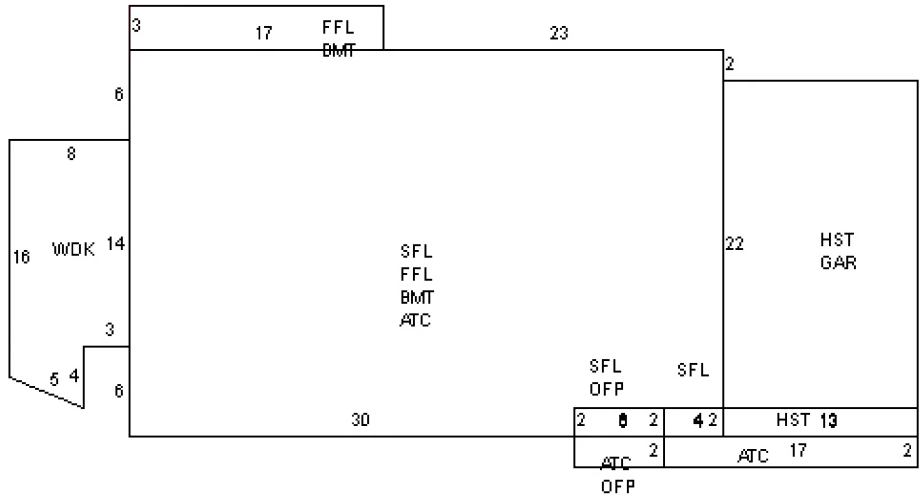
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.28
Special Features:	0	Val/Su Net:	135.66
Final Total:	562700	Val/Su SzAd	213.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,071	38.500	41,233
FFL	First Floor	1,071	128.330	137,443
SFL	Second Floor	1,040	128.330	133,465
ATC	Attic	373	128.330	47,881
GAR	Garage	286	23.260	6,654
HST	Half Story	156	128.330	20,020
WDK	Deck	127	13.600	1,727
OFP	Open Porch	24	43.120	1,035
	Net Sketched Area:	4,148	Total:	389,458
Size Ad	2640.1	Gross Are	4997	FinArea 2267

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc